

# Part 10 | Community Zones

## 10.1 Zone Names and Symbols

Table 10.1 – Community Zones	
Zone Name	Zone Symbol
<b>Community Use Zones</b>	
i) Major Institutional	I1
ii) Minor Institutional	I2
iii) Open Space- Parks and Recreation	OS1
iv) Open Space- Conservation	OS2

## 10.2 Permitted Uses

No person shall *erect, alter, enlarge, reconstruct, locate, or use any building or structure* in whole or in part, nor use any *lot* in whole or in part, for any purpose other than one or more of the following *permitted uses* denoted by the symbol “•” in the column applicable to that *zone* and corresponding with the row in Table 10.2.

Table 10.2 –Permitted Uses in the Community Zones				
Use	I1	I2	OS1	OS2
<b>Arena</b>	•	•		
<b>Art gallery</b>	•	•		
<b>Beekeeping</b>				• (1)
<b>Cemetery</b>			•	
<b>Community centre</b>	•	•		
<b>Community garden</b>	•	•	•	
<b>Conservation area</b>				• (1)
<b>Conservation use</b>				• (1)
<b>Correctional facility</b>	•			
<b>Correctional residential care facility</b>	•	•		
<b>Driving range</b>			•	
<b>Erosion management</b>				• (1)
<b>Forestry and resource management use</b>				• (1)
<b>Golf course</b>			•	
<b>Hospice</b>	•	•		
<b>Hospital</b>	•			

<b>Table 10.2 –Permitted Uses in the Community Zones</b>				
<b>Use</b>	<b>I1</b>	<b>I2</b>	<b>OS1</b>	<b>OS2</b>
<b>Long-term care facility</b>	•	•		
<b>Museum</b>	•	•		
<b>Office</b>	•	•		
<b>Park</b>			•	
<b>Passive recreational trail</b>				• (1)
<b>Place of assembly/ banquet hall</b>	•	•		
<b>Place of worship</b>	•	•		
<b>Playground</b>	•	•	•	
<b>Post-secondary institution</b>	•	•		
<b>Private school</b>	•	•		
<b>Public school</b>	•	•		
<b>Public service facilities</b>	•	•		
<b>Recreational trail</b>			•	
<b>Recreational use</b>			•	
<b>Residential emergency shelter</b>	•	•		
<b>Social service establishment</b>	•	•		
<b>Specified Accessory Uses</b>				
<b>Accessory buildings and structures</b>	•	•	•	
<b>Cemetery</b>	•	•		
<b>Dormitory</b>	•	•		
<b>Miniature golf course</b>			•	
<b>Office</b>	•	•		
<b>Parking structure</b>	•	•		
<b>Private club (2)</b>	•	•		
<b>Restaurant (2)</b>	•	•		
<b>Retail Store (2)</b>	•	•		
<b>Temporary tent and/or stage (3)</b>	•	•	•	

**Footnotes for Table 10.2 Permitted Uses:**

- (1) No person shall *erect*, enlarge, locate or reconstruct any *building* or *structure* in whole or in part in the OS2 zone.
- (2) *Accessory uses* specified in Table 10.2 collectively shall not exceed 25% of the *first storey* area of the *building*.

(3) This use is subject to regulations outlined in Part 3- General [Regulations](#).

### 10.3 Lot, Building, and Structure Requirements

The following requirements in Table 10.3 shall apply to every *lot*, *building* and *structure* in the applicable zone:

Table 10.3 – Lot, Building, and Structure Requirements for the Community Zones				
Requirement	I1	I2	OS1	OS2
<i>Minimum Lot Area</i>	10,000.0 m <sup>2</sup> (1 ha)	650.0 m <sup>2</sup>	-	-
<i>Minimum Lot Frontage</i>	20.0 m	15.0 m	-	-
<i>Minimum Front Yard</i>	7.5 m	7.5 m	7.5 m	-
<i>Minimum Rear Yard</i>	7.5 m or half the height of the building, whichever is greater	7.5 m	7.5 m or 12.0 m when abutting a residential zone	-
<i>Minimum Interior Side Yard</i>	4.5 m or half the height of the building, whichever is greater	3.5 m	7.5 m or 12.0 m when abutting a residential zone	-
<i>Minimum Exterior Side Yard</i>	7.5 m	7.5 m	7.5 m	-
<i>Maximum Lot Coverage</i>	40%	40%	30%	-
<i>Minimum Landscape Open Space</i>	25% (1)	25% (1)	40% (1)	-
<i>Maximum Height</i>	20.0 m	11.0 m	11.0 m	-
<i>Minimum Distance between Buildings on a Lot</i>	Half the height of the building(s)	Half the height of the building(s)	Half the height of the building(s)	-

**Table 10.3 Footnotes:**

(1) Adjacent to a residential use, there shall be a planting/buffer strip abutting the residential use lot line. The planting/buffer strip shall be continuous, except where interrupted by a driveway, and it shall at no point be less than 1.5 m wide and contain plant materials that form a visual screen.